



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2402030

Applicant Name: Daniel Miles for Catholic Archdiocese (St. Paul's)

Address of Proposal: 10051 57th Ave. S.

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of a one-story, 1800 sq. ft. portable classroom structure accessory to an existing private school (St. Paul's). Existing structures to remain. Parking for nine (9) vehicles to be removed; six (6) added for a total of 134 parking spaces on site.*

*Original public notice stated there was no change in parking.

The following approvals are required:

Administrative Conditional Use - To allow expansion of an institution in a single family zone (SMC Chapter 23.44.022).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

The subject site is located in the Upper Rainier Beach neighborhood at 57th Ave. S. and S. Ryan Street. The site is currently developed with St. Paul's church, school, rectory, convent, and accessory surface parking/playground area. The site and immediate vicinity are all zoned single family. All structures and parking are on the southern half of the site with playgrounds and ball fields on the north. The site contains several areas identified as environmentally critical due to steepness of the slope (>40%). Proposed development will occur outside of these areas.

Proposal Description

The proposal is to locate a one story, 1800 sq. ft. portable classroom building west of the existing church/school building adjacent to the existing portables. Placement of the new building will eliminate nine (9) parking spaces. Six (6) new spaces will be added resulting in 134 surface parking spaces on site.

Public Comment

No written public comments were received during the comment period that ended August 18, 2004.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that new or expanding institutions such as religious facilities and private schools may be permitted as conditional uses in single-family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The proposed placement of the portable building is within the existing boundaries of St. Paul's. No expansion of the lot lines is proposed; therefore, the dispersion criterion is not applicable.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking.

The proposal does not involve demolition or change of use of any residential structure; therefore, this criterion is not applicable.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met.

No reuse of existing structures is proposed; therefore, this criterion is not applicable.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The portable will be located toward the middle of the lot approximately 200 feet from the nearest property line (south). The addition of the portable will not increase the number of students or faculty; however, the use of the portable for music classes could intermittently increase noise in the immediate vicinity. Any increase is not expected to exceed the maximum sound levels established in the Noise Ordinance, SMC Chapter 25.08.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The northern and eastern boundaries of the property are landscaped with mature trees and bushes. The rectory and convent accessory to the church/school along the southern end of the property along with a substantial grade change offers substantial screening of the proposed portable and parking area from nearby single family residences therefore, further landscaping will not be required.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

Exterior lighting will be placed on the east side of the new portable to illuminate the entrances facing the existing portables and school building. The location of the church, school, rectory and convent, along with the grade change provides sufficient shielding from nearby residences. Additional mitigation is not required.

K. Bulk and Siting

1. Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing

development patterns on the block or blocks within which the institution is located are kept to a minimum.

This proposed location does not impact development patterns; therefore, this criterion is not applicable.

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.

This proposed location will not be visible from the street; therefore, this criterion is not applicable.

2. *Yards of institutions shall be as required for uses permitted outright in Section 23. 44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5 ft.) after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The portable will be located over 200 feet from all property lines; therefore this criterion is not applicable.

3. *Height limit:*

a. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five (25') above the height limit.

The portable structure is one story, approximately 15'0" in height; therefore, this provision is not applicable.

4. *Facade Scale: If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed portable is 28 ft. by 64ft., resulting in two façades exceeding 30 feet. As stated earlier, the portables will be located on the St. Paul's site such that they will not be visible from the street or by other properties. Furthermore, the yards will substantially exceed the requirement as discussed earlier.

In light of that, no impacts associated with bulk are expected by neighboring properties and no conditions will be imposed.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

The installation of the portable will eliminate nine (9) parking spaces. Six (6) new spaces will be provided (three on each side of the proposed modular), resulting in 134 surface parking spaces being provided on the site. Per Sec. 23.54.015 of the Seattle Land Use Code the required parking for the 9496 sq. ft. of church and social hall is 117 spaces (one space per 80 sq. ft. of auditoria and public assembly rooms). No modification of parking requirements is being sought through this proposal.

- ii. Not cause undue traffic through residential streets nor create a serious safety hazard.*

No additional traffic is anticipated as a result of this proposal.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

The total floor area proposed in the subject proposal is less than the 4000 sq. ft. and no new parking spaces are required for the portable space; therefore, the above provision is not applicable.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE -GENERAL PROVISIONS

A. SMC 23.44.018.A provides that uses identified as conditional uses may be authorized in single family zones. The Master Use Permit process shall be used to authorize these uses. The City's Land Use Code allows religious institutions and private elementary and secondary schools in single family zones, but establishes the conditional use process as the mechanism for screening and mitigating impacts related to such uses.

The proposed portable is accessory to the religious facility and private elementary school which are identified as uses which may be authorized through the conditional use process in a single family zone.

B. SMC 23.44.018(B) states that, unless specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.

The subject proposal will meet all of the development standards for uses permitted outright.

C. SMC 23.44.018(C) states that the Director may approve, condition, or deny a conditional use based on determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

No adverse impacts associated with this proposal have been identified.

D. SMC 23.44.018(D) states that, in authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protections of other properties in the zone or vicinity and the public interest.

No adverse impacts warranting mitigation have been identified.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The proposed action is **GRANTED.**

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

None.

Signature: _____ (signature on file) Date: _____ November 11, 2004
Cheryl Mosteller, Land Use Planner